



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Updated: May 26, 2015

Date: ~~April 7, 2015~~

To: Holly Phipps, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2014-00118, Drake MUP, Buckley Rd., San Luis Obispo, APN 076-371-004

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. Based on the proposed project and referring to Resolution 2008-152, no Roadway Safety Analysis is required, and no frontage widening improvements are required.
- B. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
- C. The recommended conditions consider recommendations outlined in the letter dated May 14, 2015, from Brian Leveille at the City of San Luis Obispo.
 - a. Item 1 – Includes condition for widening Buckley Road for a left turn pocket and Class 2 bike lanes. Does not include curb, gutter and sidewalk.
 - b. Item 2 – Added condition to pay city fees
 - c. Item 3 – Added condition to secure an offer of dedication

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:

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- a. Street plan and profile for widening Buckley Road to complete the project side of an A-1 rural road section with class 2 bike lanes and center left turn lane channelization in accordance with California Highway Design Manual, Chapter 400, fronting the property, and within necessary dedicated right-of-way easements.
 - b. Reconfigure the Buckley Road property frontage to limit access to 2 driveway B-1e approaches. All other existing access connections to Buckley Road shall be demolished, scarified, revegetated, fenced and the shoulder restored in accordance with county standards.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - d. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
 - e. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
2. **Prior to occupancy or final inspection**, the applicant shall offer for dedication to the public the following easements by separate document:
 - a. For future road improvement 41-foot wide road right-of-way along the project frontage of Buckley Road to be described as 41-feet from the recorded centerline, with additional 15 feet structure (no-build) setback, in accordance with the City of San Luis Obispo's Airport Area Specific Plan (Figure 6-7).
3. **Prior to occupancy or final inspection**, the **Buckley Road** all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
4. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
5. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
6. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
7. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree

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planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

8. **On-going condition of approval (valid for the life of the project):**
 - a. Any gate constructed on a driveway to the site shall be a minimum of 75-feet from the traveled way of any Collector or Arterial Road.

Fees:

9. **At the time of application for construction permits**, and in order to mitigate offsite traffic impacts, fees shall be required for City of San Luis Obispo transportation Impact fees for various programs. These fees will need to be paid at time of building permit issuance but may also be paid prior to map recordation consistent with County policies. These fees should include:
 - a. Citywide Transportation Impact Fee
 - b. Airport Area Specific Plan Fee
 - c. LOVR Interchange Mitigation Fee



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
 Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

Commercial Fire Safety Plan

April 22, 2015

APR 24 2015

Project Summary

Name: Drake Farms Project Number: **DRC#2014-00118**

Street Name: Buckley Rd. City: **San Luis Obispo** State: **Ca.** Zip: **93401**

Project Description: Tasting room & Barrel storage Phone #: (805)441-3128

☒ This project is located approximately 4 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wild land fires, and **is not** designated as a ----- Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

OPERATIONAL REQUIREMENTS

Public Assemblage and Events

- ☒ Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.
- ☒ A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.
- ☒ A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.
- ☒ Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 31. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org

Fire Safety and Evacuation Plans

- ☒ Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire Evacuation Plans

- ☒ Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.

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7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire Safety Plans

☒ Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.5. Areas of refuge.
 - 4.6. Exterior areas for assisted rescue.
 - 4.7. Manual fire alarm boxes.
 - 4.8. Portable fire extinguishers.
 - 4.9. Occupant-use hose stations.
 - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources

Building Construction requirements and Vegetation Management

Vegetation Management

☒ A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Screening and Environmental Considerations

- ☒ Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- ☒ Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans. roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

Address Requirements

- ☒ New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Commercial** **8** inches high with a minimum stroke width of 0.5 inch (12.7mm).

Site Access /Roads/Knox/Exiting

Commercial and Residential Access Road Standards

- ☒ All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>

Commercial and Residential Road Grades

- ☒ The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.
- ☒ All roads shall:
- Be able to support Fire Apparatus.
 - Provide a vertical clearance of 13'6"
 - Provide a 10 foot fuel modification zone on both sides.

Commercial

- ☒ The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- ☒ Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.
- ☒ Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- ☒ Fire access shall be provided to within 150 feet of the outside building perimeter.

Secondary Access Road

- ☒ More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Driveway Standards

- ☒ Turnarounds must be provided if driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turn-around shall be at the building site and must be within 50 feet of the dwelling.
- ☒ For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway.
- ☒ A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Emergency Access Knox Keys and/or Gate Switches

Structural Access Requirements

- ☒ All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

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Gate Access Requirements

- ☒ Gate must be setback a minimum of 75 feet from the SLO County maintained road.
- ☒ Gate must automatically open with no special knowledge.
- ☒ Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- ☒ Gate shall have an approved means of emergency operation at all times. CFC 503.6
- ☒ Gate must be 2 feet wider than the road on each side.
- ☒ Gates must have a turnaround located at each gate.

Exiting

- ☒ All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Setbacks

- ☒ A 30-foot building setback from property line required for parcels 1 acre in size or larger.

Fire Protection Systems Sprinklers Hydrants Alarms

Fire Sprinklers in Structures

- ☒ This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.
- ☒ The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)
- ☒ Minimum two exits including one pedestrian door (side hinge swinging door)
- ☒ Heat detectors installed in accordance with CBC linked to an audible bell mounted in the exterior of the structure.

Hydrants

- ☒ All fire hydrants and required access roads shall be installed PRIOR to structural construction.

Multiple Tanks

- ☒ Daisy chaining of tanks is prohibited.

Exception: When topographical or soil conditions prohibit large tanks (technical report required) and/or Planning and Building Department land use conditions require reduced visual impact reduction (Coastal Zone screening) and where approved by the fire chief multiple tanks may be installed. Multiple tanks systems must: all valves must be chained and locked open, each tank must be installed with monitored tamper resistance, and all tanks must feed into one common manifold serving the fire protection systems and on site hydrants or other appurtenances.

Sprinkler System Supervision and Alarms

- ☒ All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

Fire Protection Engineer required

- ☒ A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.
- ☒ Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

A Smoke and heat detection system will be installed in the horse barn and barrel storage room.

Private Water System Requirements

- ☒ **Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures.** NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.
- ☒ The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

FDC

- ☒ The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

DRAFT System and Hydrant Specifications

- ☒ **Hydrants for the currently proposed project may be draft; a pressurized hydrant system is not required.** Future development of the facility may require a pressurized hydrant system. The draft hydrant system must meet County Fire commercial water supply standards as cited on the www.calfireslo.org website. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

ALARMS

NFPA 72 Alarm systems

- ☒ **A centralized interlinked Fire Alarm System is required for this project.** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.
- ☒ A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.

Commercial Cooking Operations

- ☒ California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:
 - 1) Wet chemical extinguishing system, complying with UL 300.
 - 2) Carbon Dioxide extinguishing systems
 - 3) Automatic Fire Sprinkler Systems

General Fire Precautions and Signage

Portable Fire Extinguishers

- ☒ Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

- ☒ Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- ☒ Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Electrical

- ☒ Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

Fire Safety during Construction:

- ☒ Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Additional/Special Conditions

A fire wall seperation shall be installed between the barn and tasting room.

Inspector

Inspector

Fire Captain



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slcity.org

May 14, 2015

Holly Phipps
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Proposal for a minor use permit for a winery with tasting room and barrel storage at 470 Buckley Road (DRC2014-00118 Drake)

This letter serves as the City of San Luis Obispo's comment letter on the proposed winery which includes components of processing, blending, storage, and tasting room operations.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. This letter includes conditions of approval and policy guidance from the Airport Area Specific Plan and conditions which should be included with any project approval.

Water Supply & Septic

Evaluation of the project should include an evaluation of the available long term water supply for the proposed winery use. Information on the location of the septic system and leach fields should be included in plans and an evaluation of septic capacity should be conducted.

Airport Area Specific Plan

Project approvals in this area should be coordinated with planned development and infrastructure improvements in the Airport Area Specific Plan (AASP). The AASP provides a framework to guide development decisions in the planning area and conditions of approval to accommodate planned infrastructure should be applied accordingly (please see Public Works comments and conditions below).

For the complete Airport Area Specific Plan, please see the following link:

<http://www.slcity.org/government/departments-directory/community-development/planning-zoning/specific-area-plans/airport-area>

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City of San Luis Obispo referral response
Drake Farms Winery (DRC2014-00118)

Public Works Department Comments

Comments for the County Referral Projects along Buckley Road

1. All projects should be conditioned to be consistent with the City's Airport Area Specific Plan (AASP) street and infrastructure recommendations
2. Turn lanes should be installed as part of the project to reduce potential for rear end collisions or vehicles using the shoulder to pass cars waiting for turns.
3. The curb, gutter, sidewalk will need to be constructed at a future time and widening still needs to be completed.
4. The current site plan and driveway may not be compatible with future widening and driveway grade/grade breaks.
5. Transportation Impact fees are primarily for off-site mitigation needed to serve development in this area. This includes the Buckley Road extension to Higuera, work at Broad/TFR and the LOVR interchange location. AASP fees do not include collections of funds for this section of Buckley Road. The County no longer collects Fringe Fees for these purposes and has turned responsibility over to the City to implement many of the area projects.

Conditions of Approval

Should the County consider approval of the application to construct the commercial building, the City requests the following conditions be required:

Conditions:

1. The project should install roadway improvements along Buckley consistent with the AASP and at a minimum should include curb, gutter sidewalk, a left turn pocket, and bike lanes. Where the project deviates from these improvements setbacks should be provided so as not to preclude eventual improvements along Buckley when necessary.
2. In order to mitigate offsite traffic impacts, fees shall be required for City transportation Impact fees for various programs. These fees will need to be paid at time of building permit issuance but may also be paid prior to map recordation consistent with County policies. These fees should include:
 - a. Citywide Transportation Impact Fee
 - b. Airport Area Specific Plan Fee
 - c. LOVR Interchange Mitigation Fee

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City of San Luis Obispo referral response
Drake Farms Winery (DRC2014-00118)

3. An irrevocable offer of dedication for the remaining ROW needed to complete the ultimate cross section of Buckley Road shall be required if not improved to AASP standards.

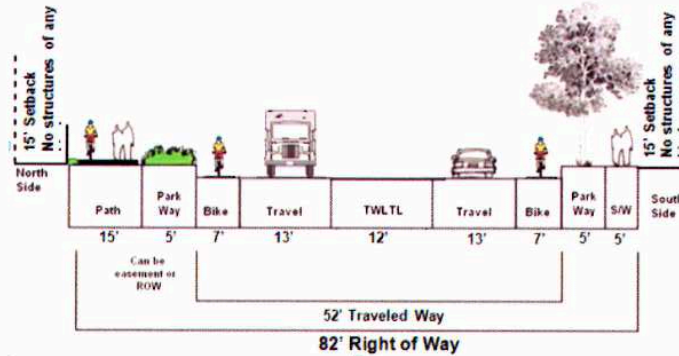


Figure 6-7 Arterial – Ultimate Buckley Road Cross-section in Developed Areas

The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail: bleveille@slocity.org

Thank you for considering City Community Development Department comments on the proposed project.

Sincerely,

Brian Leveille, AICP

Senior Planner

Long Range Planning

City of San Luis Obispo, Community Development Department

CC: San Luis Obispo City Council
Derek Johnson, Community Development Director
Tim Bochum, Deputy Director of Public Works
Hal Hannula, Supervising Civil Engineer

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COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556


(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: April 8, 2015
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department 
SUBJECT: Drake Minor Use Permit DRC2014-00018 (1821)

The Agriculture Department's review finds that the proposed Drake Minor Use Permit to convert two areas of an existing horse facility to a winery production facility and case good storage will have less than significant impacts to agricultural resources or operations. The proposal appears consistent with Agriculture Element policies.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating to the extent feasible the negative impacts of development to agriculture.

If you have questions, please call 781-5914.

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Re: DRC2014-00118 DRAKE, South County E-Referral, MUP, San Luis

Obispo

Michael Stoker to: Holly Phipps

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

04/01/2015 12:47 PM

Holly,

Please find the building departments comments for DRC2014-00118. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new wine tasting room and barrel storage building. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) Please provide a building tabulation on the cover sheet of the plans showing the floor area(s) and occupancy classification for each building.
- 2) A separate building permit will be required for each building.
- 3) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7.
- 4) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, etc) shall be shown and detailed on the plans to comply with CBC, including Chapter 7.
- 5) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 6) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10. Two conforming exits maybe required from the tasting room due to the occupant load.
- 7) The accessibility elements throughout will need to be shown on the plans to comply with CBC, including Chapter 11B (i.e. parking, restroom dimensions, accessories, dorr swing and clearances, etc..)
- 8) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the 2013 versions of the California Electrical, Plumbing, and Mechanical Codes.
- 9) Energy Calculations will need to be provided to verify compliance with 2013 California Energy Code.
- 10) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBC and adopted referenced codes.

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- 11) Provide manufacture specification and cut sheets for any equipment which is to be installed.
- 12) A fire sprinkler plans will be required for all structures in compliance with the current version of the California Fire Code.
- 13) Plans need to reflect compliance with the California Green Building Code and the counties green building ordinance.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543

